



PROJECT SUMMARY

Project: Proposed amendments to North Bend Municipal Code 18.06.030 and 18.10.025 pertaining to commercial truck center/service areas.

Notice of Hearing and SEPA DNS Issuance Date:	January 13, 2016
Public Hearing Date:	January 28, 2016
Applicant:	City of North Bend
Location:	East North Bend Master Plan Overlay District.

Description of Proposal:

Amendments are proposed to the City's Master Plan Overlay District Regulations in NBMC 18.10.025 and definitions in NBMC 18.06.030 pertaining to commercial truck center/service areas. The amendments adopts as permanent land use regulations the interim controls related to truck travel center/service areas that were established via Ordinance 1523 and extended via Ordinances 1552 and 1563. Ordinance 1523 provided interim amendments to North Bend Municipal Code (NBMC) 18.06 to establish a definition for commercial truck center/service area, and provided interim amendments to NBMC 18.10.025(C) prohibiting new commercial truck center/service areas within the East North Bend Master Plan Overlay District.

Public Hearing:

On Thursday, January 28, 2016, 7pm at the City Hall Conference Room (211 Main Avenue N.), the Planning Commission will hold a public hearing to receive comment on the amendments described above. Written comments may be accepted until 4:30pm, Thursday, January 28, or in person at the hearing. Email or deliver comments to the contact below.

Proposed amendments

The following interim regulations are proposed to be adopted as permanent land use regulations to *NBMC 18.06.030, Definitions* pertaining to commercial truck center/service areas and *NBMC 18.10.025, Special District, East North Bend Master Plan Overlay District* as established via Ordinance 1523 and extended via Ordinance 1552 and 1563,

18.06 Definitions

Commercial truck center/service area means a commercial facility which provides refueling, rest area, day or overnight truck parking, food, truck maintenance services and other services for the commercial freight and truck industry and associated drivers.

18.10.025.C.3.d.ii(F)

(F) Commercial truck center/service area is ~~currently a prohibited use within the EP 2 General area of this overlay, however, subject to the provisions set forth below in subsection (C)(3)(d)(iv) of this section, an additional 12.5 acres maximum of commercial truck center area, may be considered within the EP 2 General area, subject to approval of a development agreement and compliance of the provisions below in subsection (C)(3)(d)(iv) of this section. Any new commercial truck center use, within the EP 2 General area, shall be located in close proximity to the existing commercial truck center.~~

18.10.025.C.3.d.iv

iv. Commercial Truck Center/Service Areas. The ENB-MPOD includes an existing commercial truck travel center, commonly known as Truck Town, which is located on approximately 15.5 acres in the Interchange Commercial zone. Due to its location at the base of Snoqualmie Pass and at the gateway to the Puget Sound area, commercial truck traffic and overnight truck parking is often an issue, creating unmitigated adverse impacts to the city's streets and air quality. This facility is currently the only commercial truck center in King County. The city has determined a new commercial truck travel center/service area or expansion of the existing is use, beyond the current site, is not in the best interest of North Bend ~~and therefore prohibited, unless a regional freight mobility plan is developed, which addresses the overall needs and adverse impacts of this industry on a regional basis and mitigates the adverse impacts in North Bend, such as air quality, noise, traffic and city streets and infrastructure.~~ The existing commercial truck ~~travel center~~/service area may continue to operate and improve the facility, at its current site, subject to the provisions below. As used in this section, "substantial improvements" means improvements worth more than 50 percent of the assessed value of the original building(s).

(A) ~~New commercial truck travel center facilities or~~ Ssubstantial improvement to existing commercial truck travel center facilities shall make available truck stop electrification capabilities, or other means for each truck to utilize to eliminate idling.

(B) ~~New commercial truck travel center facilities or~~ Ssubstantial improvement to existing commercial truck travel center facilities shall require full compliance with the North Bend Municipal Code.

(C) Any redevelopment of the existing 15.5-acre commercial truck travel center located in the Interchange Commercial zone shall locate all retail, restaurants and commercial buildings along 468th Avenue SE and North Bend Way (see Figure 18.10.025-2, commercial building priority area). Truck and vehicular parking and truck service areas shall be placed to the rear and internal areas of the site. Truck parking is prohibited adjacent to North Bend Way or 468th Avenue SE.

(D) Commercial truck parking areas shall not be located adjacent to public streets, unless a 30-foot, Type 2 landscape buffer is provided.

(E) Performance Standards. Commercial truck travel centers and related uses shall comply with the performance standards as set forth in NBMC [18.10.050](#).

(F) Permitted Uses. For Interchange Commercial zoned property within the ENB-MPOD, all uses permitted in the IC zone as identified in NBMC Table 18.10.030, Permitted and Conditional Land Uses, are permitted including commercial truck travel center.

For More Information:

Please contact Gina Estep at the Community and Economic Development Department at (425) 888-7640 or via email to gestep@northbendwa.gov. Email or mail written comments for either the DNS or the Public Hearing to the North Bend Community and Economic Development Department, PO Box 896, North Bend, WA 98045.